

# SINGLE FAMILY DESIGN BOARD (SFDB)

## PART 1

### ARCHITECTURAL DESIGN



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July 03, 2007

# ARCHITECTURAL GUIDELINES

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# ARCHITECTURAL DESIGN GUIDELINES

## Purpose of the Architectural Design Guidelines

The Single Family Design Board (SFDB) Guidelines have been developed to guide development proposals to ensure high standards of design are maintained in development and construction in the City of Santa Barbara. The Guidelines are also intended to assist public understanding of the stated goals and adopted policies of the SFDB. The Single Family Residence Design Guidelines are the most important document clarifying the Single Family Design Board's criteria for reviewing plans throughout the City. The Single Family Residence Design Guidelines provide the majority of architectural standards for SFDB review. Historical significance information and energy efficiency/green building design information is included in this part of the SFDB Guidelines, rather than in the Single Family Residence Design Guidelines. Administrative Review architectural design criteria for minor projects is the major topic of this part of the SFDB Guidelines.

## SECTION 1 Historical Significance – All Structures

Potential historical or architectural significance of existing project structures should be researched. Plans should show consideration for significant historical or architectural elements if any exist on the site. Existing sandstone walls, stairways and wrought iron gates should be preserved and included as a part of the overall plan. Consultation with the City's Urban Historian is recommended for demolition or alterations proposed for structures over 50 years of age.

## SECTION 2 Energy Efficiency, Green Building Design

The built environment has a profound impact on our natural environment, economy, health and productivity. Building green is a design and construction method that recognizes this impact and focuses on creating buildings that minimize the impact on the environment while positively affecting the economy and the health of the building occupants. To address these impacts, building green focuses on four major components:

- Energy & Water Conservation
- Site Planning
- Material & Resource Use Reduction
- Indoor Air Quality Improvements

Building green is encouraged as much as possible.

**2.1 Energy Efficiency.** Buildings shall be designed and oriented to maximize energy efficiency and conservation including lighting design. Feasible passive and active solar design principles are encouraged.

**2.2 Green Building Design.** The SFDB supports building designs that incorporate green building design principles and use energy efficiently. Buildings that conserve resources and use renewable sources of energy, including solar, wind, and biomass, are encouraged if the designs maintain an acceptable aesthetic quality and fit into the site and neighborhood.

Developing a plan for a green building design can reduce energy use, cool urban heat islands, and prevent storm-water runoff, as well as contribute to wildlife habitat and air quality. There are many ways to conserve resources during the building process.

Following are some examples of green building concepts:

- Selecting materials that have at least some recycled content can conserve natural resources and virgin materials.
- Selecting materials with less chemical or synthetic content, such as low VOC paints or adobe bricks, can reduce environmental toxins.
- Minimizing construction waste can ease the impact on landfills and resources.
- Installing water- and energy-efficient products and/or orienting a building and selecting landscaping in response to solar and breeze patterns can conserve resources while reducing operating costs.
- Selecting building materials made from easily renewable resources conserves non-renewable resources.

### **SECTION 3      Administrative Approval Standards.**

Various ABR review levels: Concept, Preliminary, In-Progress, Final, Review After Final and Consent Calendar are discussed in Part 3: Meeting Procedures. The following list of minor design alterations may be approved as a ministerial action by the Community Development Director or appointed representative without review by the SFDB.

**Projects eligible for Administrative Approval.** The following types of projects are eligible for administrative review and approval if the project complies with both the General Standards and the applicable Project Specific Standards for Administrative Review:

- Awnings
- Additions-specified small one-story
- Chimneys and Metal Flues
- Color Changes - Exterior
- Decks
- Doors
- Driveways/Paving/Minor Site Work
- Fences
- Garages
- Landscape Improvements
- Lighting: Exterior
- Mechanical Equipment: General
- Mechanical Equipment: Rooftop Equipment
- Manufactured Homes – One Story
- Roofs (and "Reroofs")
- Sheds, Spas and Trash/Recycling Enclosures
- Skylights
- Soil Remediation Systems
- Time extension – First 1 year extension
- Trellises
- Walls – Freestanding
- Windows

## 1. General Administrative Review Standards

- a. **Design:** The architectural design of the addition, alteration or site change is compatible with the design of the house. One architectural style is required.
- b. **Materials:** The exterior finish materials of the proposed project match the existing exterior finishes of the structure.
- c. **Style:** Style is expressed through structural elements such as windows, doors, lighting, railings, trim, eaves, roof pitch, element proportions and materials. The style of the existing structure and proposed work (if different) are stated on the project plans. Wherever this document references a requirement for style compatibility, the following method is used to determine style compatibility. Staff may reference A Field Guide to American Houses or similar reference materials to confirm the proposed style classification. Staff will check for consistency of style of a structure's proposed elements with the elements for the chosen style as described in A Field Guide to American Houses or similar reference materials. Staff will also check that any patterns or materials created by the existing elements are repeated in the proposed work.
- d. **Additions:** Additions match the current architectural style of the building and are of the same materials, details and colors.
- e. **Alterations:** Alterations should match the current architectural style of the building or result in one architectural style. Major alterations that propose a unique architectural style for a neighborhood are not eligible for administrative review.
- f. **Colors:** Additions match the existing colors of the building, house siding or trim. Building alterations involving color changes may be re-painted or re-stained to match the existing colors of the structure provided there is no change from the original color. Similarly, exterior building components may be repaired or replaced as long as the visual intent and color remain the same. Simple color changes can be approved where original colors are substituted with colors from an SFDB-approved color palette. Bright or non-traditional color changes would require review and approval by the SFDB.
- g. **Scale:** The scale of all additions is compatible with the scale of the house, style of the building and neighborhood. The scale of a project is consistent with the prevailing development patterns of additions in the neighborhood. The review criteria utilized to determine correct scale shall be the degree of visibility of the proposals, plate heights, roof pitch and maximum building heights. Additions or alterations out of character with the neighborhood or incorrectly sited on the lot will be referred to the SFDB.

## 2. **Administrative Review, Project-Specific Standards**

**Additions – Minor One-Story:** Minor one-story additions may be reviewed and approved administratively if all of the following apply to the project:

- a. no second unit in resulting project;
- b. resulting home is less than 17' tall;
- c. addition is less than 50% of existing square footage in 1992;
- d. the project is less than 85% of the maximum FAR;
- e. less than 250 square feet is proposed to be added to the first floor;
- f. the addition is not highly visible from public viewing locations;
- g. there is no grading if the project site is greater than 15% slope;
- h. less than 100 cubic yards of grading is proposed for any lot;
- i. the addition complies with retaining wall guidelines; and
- j. the project has a two-star green building program rating and there is no vegetative roof in the proposed resulting project.

**Awnings:** Small canvas awnings over window or door openings are compatible with the style and the colors of the existing house. Bright or non-traditional color changes require review and approval by the SFDB.

**Chimneys and Metal Flues:** All of the following standards must be met.

- a. Chimneys are either masonry or consistent with the style of the house.
- b. Metal flues are painted to match the roof color.
- c. The shape of the chimney is fairly uniform, i.e. there is no awkward extensive projection of exposed pipe beyond the top of the chimney in response to Building and Safety requirements.

**Decks - Residential:** Decks over 200 square feet in area or decks elevated above the first floor level are not eligible for administrative approvals. Decks under 200 square feet in area are eligible for administrative approval if the following standards are met:

- a. New decks are of a scale and style which is compatible with the structure to which the deck is attached.
- b. When viewed from a public viewing location, the proposed deck is not likely to be more noticeable than the structure it is attached to.
- c. When viewed from a public viewing location, the proposed deck is not likely to be more noticeable than other decks on adjacent properties or in the immediate neighborhood if no decks are on immediately adjacent properties.
- d. Deck wood is proposed to be left in a natural condition to weather or is proposed to be treated with a neutral or wood color stain or sealer or painted to match the color of the house or trim.

**Doors:** All of the following standards must be met for administrative approval:



- a. The type of proposed doors and color of frames are compatible with the architectural style of the residence and appear compatible with existing doors.
- b. If doors of additions are the same size and material as existing nearby doors, the proposed doors must match the existing nearby doors in appearance.
- c. Scale and height of doors are appropriate to the neighborhood.

**Driveways/ Paving/ Minor Site Work - Residential:** Extensions, modifications, and additions to driveways may be reviewed and approved administratively if all of the following are satisfied:

- a. Grading total is less than 50 cubic yards.
- b. There is no drainage impact on adjoining lots.
- c. Any paving or driveway additions or modifications are of the same materials as the existing paving or driveway materials.
- d. Any new driveway paving materials are compatible with the house and neighborhood.
- e. New paved parking areas are screened from public viewing areas through fencing, landscaping or other structures
- f. Any construction of a driveway or sitework in close proximity to a creek or that may result in adverse drainage conditions is not eligible for administrative approvals.

**Fences:** Chain link, chicken wire, metal, plastic, vinyl, wire-mesh and unfaced cement block fence materials are not eligible for Administrative Staff Review. Fences not specifically excluded in the preceding sentence may be reviewed and approved administratively if all of the following are satisfied:

- a. The fence is 8 feet or less in height.
- b. Lot Line Fences: Fence height, length and use of materials shall be compatible with the neighborhood.
- c. Wood fences constructed of smooth cedar, redwood, high-quality pressure treated pine, or comparable material and left in a natural condition to weather or be treated with a neutral or wood color stain or sealer.

**Garages:** Garages placed at the same distance or closer to the street than the main house are not eligible for Administrative Review. Garages reviewed by Staff must be located further from the street than the main residence (i.e. "behind the house").

**Landscape Improvements:** Landscape improvements associated with projects under review shall be reviewed for consistency with landscape guidelines in the Single Family Design Board Guidelines: Part II, Landscape Design, and may be approved administratively if there is a clear consistency with the guidelines.

**Lighting - Exterior:** Both of the following standards must be met for administrative approval.

- a. Replacement or installation of additional fixtures are compatible in style, color and scale with the applicant's house.
- b. Lighting fixtures meet the Outdoor Lighting Ordinance and Guidelines.

**Manufactured Homes, One Story:** New one-story or additions to existing one-story manufactured homes outside of the Hillside Design District may be approved administratively if all the following standards are met:

- a. Roof overhangs shall be 16" to 36" unless the proposed home style is modern or adobe with a parapet roof.
- b. Siding material shall be compatible with existing common siding materials in the neighborhood and of similar quality as the common siding materials in the neighborhood.
- c. Roof material shall be quality shingles or tiles in accordance with the roof material guidelines in this document.

**Mechanical Equipment - General:** Equipment such as water heaters, water heater enclosures, electrical or gas metering equipment and pool and spa equipment must be located and screened as follows in order to be eligible for administrative approval:

- a. If the new mechanical equipment is installed at ground level, it is placed as close to the dwelling as practical and screened from view through fencing, landscaping or other structures. Landscape screening, the preferred method of screening, is indicated on project plans to be maintained.
- b. All cables connecting outdoor equipment are properly secured and/or buried in the ground.
- c. All pool and spa equipment is located as far away from adjoining properties as reasonably practical in consideration of neighbors, and the equipment's property line decibel level must be consistent with the Noise Ordinance.

**Mechanical Equipment - Rooftop Equipment:** Transmitting antennas are not eligible for administrative approvals. Satellite and other rooftop equipment reviewed by Staff must comply with the following standards.

- a. Equipment is screened.
- b. The screening proposal presents an integrated appearance with the overall building.
- c. If equipment will be visible from off-site locations, despite screening or in cases where only vegetative screening is used, the equipment is painted the same color as the roof or adjacent background, as specified by Staff.

**Porches:** If all of the following standards are met, residential porches may be administratively approved.

- a. The porch is a traditional porch design in that it is raised less than six feet above the sidewalk level or finished grade, whichever is higher, and has no exposed understory.
- b. The type and color of proposed porch materials are compatible with the architectural style of the structure.
- c. The porch railing and supports are designed so that the front door is easily visible from the street.
- d. The porch alignment with the structure complements the existing structure's architectural alignment, patterns and features.



- e. The porch is modest in scale and the porch roof is not higher than 12 feet.
- f. The proposed porch roofing matches the roofing material of the structure.

**Roofs:** S-Tile roofs are not eligible for administrative approvals. In order to be reviewed and approved by Staff, roofs (including new roofs and "reroofs") must comply with the following standards:

- a. The type and color of roofing material is compatible with the architectural style of the structure.
- b. Roofs of additions or accessory buildings match the roof of the structure.

**Sheds, Spas & Trash/Recycling Enclosures:** All of the following standards must be met in order to be eligible for administrative review and approval:

- a. The spa, shed or enclosure area is 150 square feet or less.
- b. Accessory structures are located in consideration of neighbors and appropriately screened.
- c. Materials match site fencing or the main structure's materials and colors.
- d. Any mechanical equipment associated with the structure meets the mechanical equipment administrative approval criteria above.

**Skylights:** The cumulative impacts of exposed roof equipment shall be a consideration when determining the appropriate size, quantity and type of skylights proposed. Skylights must meet the following requirements for administrative Staff approval eligibility.

- a. There are no more than five skylights proposed for a building.
- b. Skylights are compatible with the architectural style of the building and with the character of the surrounding neighborhood.
- c. Skylights are located so that they are not visible from the front of the building or a street.
- d. Skylights follow one of the following standards:
  - Proposed skylights are flat and made of non-reflective materials; or
  - Will not be visible from off-site locations; or
  - Are screened by the building form, landscaping, or a parapet.

**Soil Remediation Systems – Temporary (1-Year):** Eligible for administrative approval if screened with 6-foot-high chain-link fencing with redwood slats, and shrubs or vines are planted or placed in pots surrounding the enclosure. The ventilation stack must be painted to match the color of the nearest background.

**Time Extension:** Pursuant to Section 22.69.090 of the Municipal Code, the first request for an extension of an SFDB approval may be reviewed and approved administratively. Any subsequent extensions requests are placed on the SFDB Consent Calendar.

**Trellises:** Chain link, chicken wire, metal, plastic, vinyl, wire-mesh and unfaced cement block trellis materials are not eligible for Administrative Staff Review. Trellises are eligible for administrative approval if all of the following are satisfied:

- a. The trellis covers less than 250 square feet and is less than 12 feet tall.
- b. Constructed of smooth cedar, redwood, high-quality, pressure-treated pine or comparable material and left in a natural condition to weather or be treated with a neutral or wood color stain or sealer.
- c. Lot line trellises' height, length and use of materials are compatible with the neighborhood.

**Walls – Residential (Freestanding Only, Not Retaining):** Walls of non-traditional material, such as unfaced concrete block, railroad ties, faux materials or plaster walls in hillside areas are not eligible for administrative approvals. Walls approved administratively must meet all the following criteria:

- a. Less than 4 feet tall
- b. Less than 50 cubic yards of grading outside the main building footprint for the wall project
- c. Similar in character with other walls visible in the neighborhood from public viewing locations
- d. Hillside Design District Walls: shall follow all Single Family Design Guidelines regarding blending with the natural surroundings.
- e. Lot Line Walls: Wall height, length and use of materials shall be compatible with the neighborhood.

**Windows:** The proposed use of vinyl windows or aluminum frame windows where no aluminum frame windows previously existed on the property is not eligible for administrative approvals. Both of the following standards must be met for Administrative Staff approval:

- a. The type of windows and color of frames are compatible with the architectural style of the house.
- b. Windows of additions match the windows of the house.